

April 7, 2016

Community & Economic Development Department C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject:

**ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION** 

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on April 4, 2016:

SEPA DETERMINATION:

**Determination of Non-Significance Mitigated (DNS)** 

**PROJECT NAME:** 

**Weston Heights North Short Plat** 

PROJECT NUMBER:

LUA16-000140, SHPL-A, ECF, MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 22, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

Jill Ding

Senior Planner

**Enclosure** 

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers

## DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



## **ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE (DNS)**

PROJECT NUMBER: LUA16-000140, SHPL-A, ECF, MOD

APPLICANT: Kevin O'Brien, Weston Heights, LLC, 15 Lake Bellevue Drive, Suite

102, Bellevue, WA 98005

PROJECT NAME: Weston Heights North Short Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Short Plat approval, a Modification to the street standards (RMC 4-6-060) for a reduction in the required right-of-way dedication width, and Environmental (SEPA) Review for the subdivision of an existing 107,639 square foot (2.47 acre) site zoned Residential-4 (R-4) into 6 lots for the future construction of single family residences. The applicant is proposing to utilize the small lot cluster provisions, which would allow them to utilize the R-6 development standards in exchange for setting aside 20 percent of site site as open space with a soft surface public trail. The proposed lots would range in area from 7,173 square feet to 32,018 square feet. An existing residence and detached outbuilding are proposed to remain on Lot 1. The proposed short plat would also result in the creation of 3 tracts (Tracts A, B, and C) and a Private Road C. The Private Road is proposed to provide access to the abutting Weston Heights Plat (LUA14-000958) to the south of the project site. Access to the new lots is proposed via residential driveways onto NE 7th Place. A Category 3 wetland is mapped on the project site. A Category 3 wetland requires a 75-foot buffer. This applicant is proposing a 25 percent buffer reduction with enhancement, which would result in a 56.25-foot enhanced buffer.

PROJECT LOCATION: 802 Nile Avenue NE (Parcel Nos. 112305-9002 and 947794TR-L)

LEAD AGENCY: City of Renton

**Environmental Review Committee** 

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This Determination of Non-Significance is issued under WAC 197-11-340. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 22, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

## **DEPARTMENT OF COMMUNITY** AND ECONOMIC DEVELOPMENT



**PUBLICATION DATE:** April 8, 2016

DATE OF DECISION: April 4, 2016

**SIGNATURES:** 

Gregg Zimmerman, Administrator **Public Works Department** 

Date

Mark Peterson, Administrator Fire & Emergency Services

**Community Services Department** 

Department of Community & **Economic Development** 



## OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: PROJECT NUMBER: LOCATION: WESTON HEIGHTS NORTH SHORT PLAT LUA16-000140, ECF, SHPL-A, MOD

802 NILE AVE NE (PARCEL NOS. 112305-9002 AND 947794RT-L)

Description: The applicant is requesting Preliminary Short Plat approval, a Modification to the street standards (RMC 4-6-060) for a reduction in the required right-of-way dedication width, and Environmental (SEPA) Review for the subdivision of an existing 107,639 square foot (2.47 acre) site zoned Residential-4 (R-4) into 6 lots for the future construction of single family residences. The applicant is proposing to utilize the small lot cluster provisions, which would allow them to utilize the R-6 development standards in exchange for setting aside 20 percent of site site as open space with a soft surface public trail. The proposed lots would range in area from 7,173 square feet to 32,018 square feet. An existing residence and detached outbuilding are proposed to remain on Lot 1. The proposed short plat would also result in the creation of 3 tracts (Tracts A, B, and C) and a Private Road C. The Private Road is proposed to provide access to the abutting Weston Heights Plat (LUA14-000958) to the south of the project site. Access to the new lots is proposed via residential driveways onto NE 7th Place. A Category 3 wetland is mapped on the project site. A Category 3 wetland requires a 75-foot buffer. This applicant is proposing a 25 percent buffer reduction with enhancement, which would result in a 56.25-foot enhanced buffer.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 22, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.